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## Salisbury

**£230,000 Freehold**

**106 Devizes Road, Salisbury, Wiltshire, SP2 7DW**

A four bedroom terraced townhouse with well proportioned accommodation arranged over three floors. The property benefits from PVCu double glazing, gas fired central heating, a garden with useful workshop and far reaching views to the rear. Offered to the market with no onward chain.



## Description

The property comprises: A character townhouse with well proportioned accommodation arranged over three floors. On the ground floor there is an entrance lobby which leads to a sitting room and this leads in turn to the dining room which has a door to the rear garden. There is a kitchen with an excellent range of fitted units. On the first floor there are two bedrooms and a family bathroom with a shower over the bath. On the second floor there are two further double bedrooms with extensive views across the Avon Valley from the rear bedroom. The property further benefits from PVCu double glazing throughout and gas fired central heating. To the rear of the property there is a paved garden and a useful workshop/potential office with power and light. The property lies approximately half a mile from the city centre and the railway station and nearby amenities include the Waitrose superstore and the leisure centre. The property is offered to the market with no onward chain.

## House Specifics

The accommodation is arranged as follows, all measurements being approximate:

Part glazed front door to:

### Entrance lobby

Low level cupboard, shelving, glazed door to:

### Sitting room

4.17m x 3.48m both max measurements (13'8" x 11'5" both max measurements)

Window to front, double radiator, radiator, dado rail, TV point, telephone point, stairs. Through to:

### Dining room

4.14m x 3.40m (13'6" x 11'1" )

Glazed door to rear, double radiator, dado rail. Through to:

### Kitchen

3.99m x 2.49m (13'1" x 8'2")

Fitted with base and wall units with roll top work surfaces and tiled splashbacks, stainless steel sink and drainer with mixer tap under window to side, space for fridge freezer, space and plumbing for washing machine and gas cooker, high level window to rear.

### First floor - landing

Double radiator, stairs to second floor.

### Bedroom one

4.17m max x 3.53m (13'8" max x 11'7")

Two windows to front, double radiator.

### Bedroom four

2.64m x 1.75m (8'8" x 5'9")

Window to rear, fitted wardrobe.

### Bathroom

Fitted with a white suite comprising: Corner bath with shower over, low level WC, wash hand basin with cupboards under, part tiled walls, obscure glazed window to rear.

### Second floor - landing

Doors to bedrooms two and three, built-in cupboard with shelving.

### Bedroom two - part sloping ceiling

4.19m x 3.56m (13'8" x 11'8")

Window to front, double radiator.

### Bedroom three

4.14m x 3.40m (13'7" x 11'2")

Windows to rear, double radiator, TV point over stair recess area.

### Outside

To the front of the property there is a paved area enclosed by low level walling with a wrought iron gate. The rear garden again is paved and there is an outside light and outside tap. At the bottom of the garden is a detached workshop/potential office with power and light. There is a right of way running across the rear of the property.

### Services

Mains gas, water, electricity and drainage are connected to the property. Provision for telephone subject to transfer regulations. Gas fired central heating with radiators.

### Outgoings

The Council Tax Band is 'C' and the payment for the year 2016/2017 payable to Wiltshire Council is £1433.34.

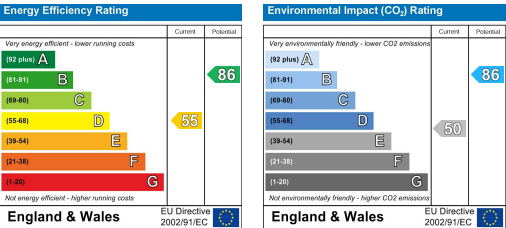


Viewing

By confirmed appointment only with the vendor's agent. Telephone 01722 336422.

Agents Note

Every effort has been made to prepare these particulars as carefully as possible. However, intending purchasers should be aware that their accuracy is not guaranteed, nor do they form part of any contract. Please note that the quoted room sizes are approximate and we advise you to verify the dimensions carefully, especially when ordering carpets, fittings, or any built in furniture. Where heating and electrical equipment is included, please be aware that we have not tested the appliances.  
MP/RRP/19618/Mr Matthew Payne



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